

**DART**  
RETAIL ADVISORS



**THE CHEROFF GROUP**

# THE INDIE

628 Edgewood Ave, Atlanta, GA 30312



# The Indie



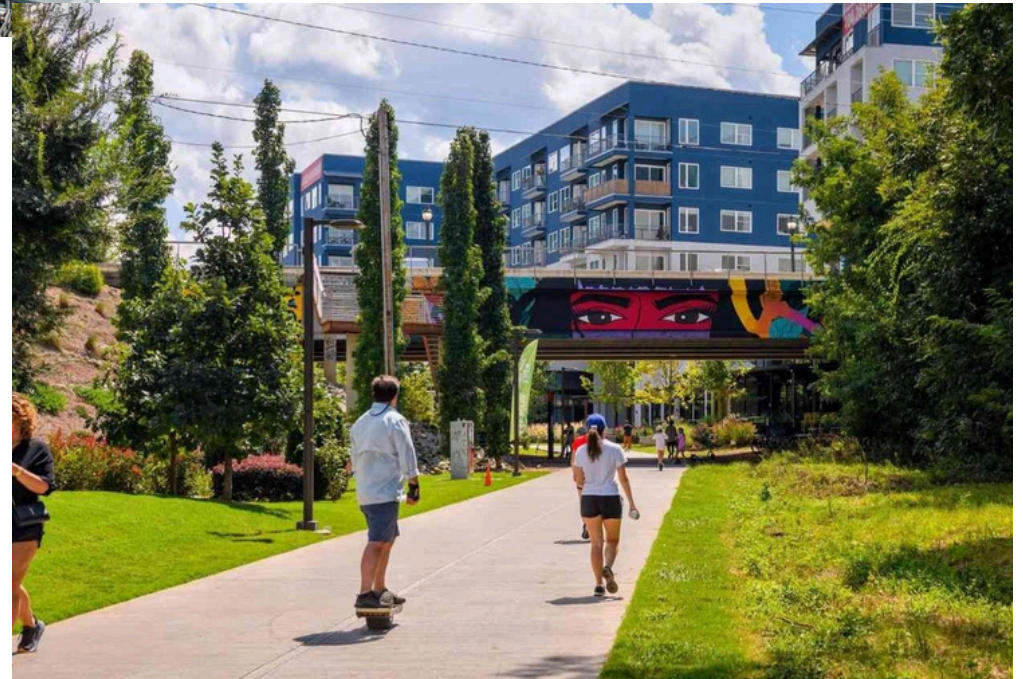
The building's striking design was inspired to resemble a landmark streetcar depot and it ties the new development to the historical significance of the Old Fourth Ward neighborhood.

## The property features:

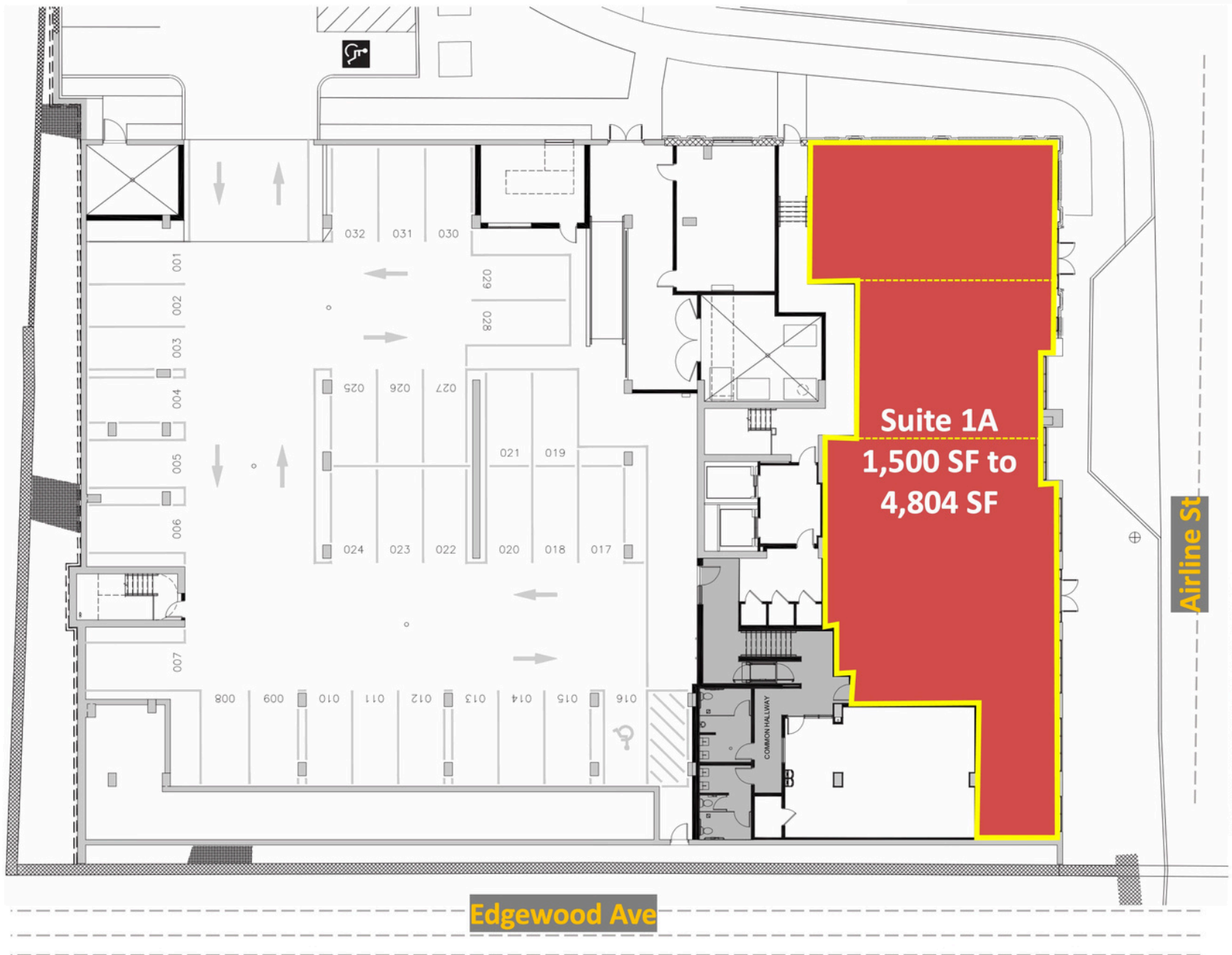
- Up to 14,084 SF of retail space for lease.
- Covered, on-site deck parking is available with retail parking assigned 3 spaces per 1,000 square feet.
- Street parking is also available.
- 91 residential condos occupy the upper floors and are 85% leased).

The Indie is a boutique mixed-use development on Edgewood Avenue in Atlanta's Old Fourth Ward district, only half a block from the Atlanta Beltline's Eastside Trail and close to the Inman Park and Sweet Auburn districts.

The Indie is close Krog Street Market and is close to other local restaurants, independent galleries, boutiques, and fitness studios. The Indie is located in a truly walkable neighborhood that has a 93 Walk Score and a 91 Bike Score.

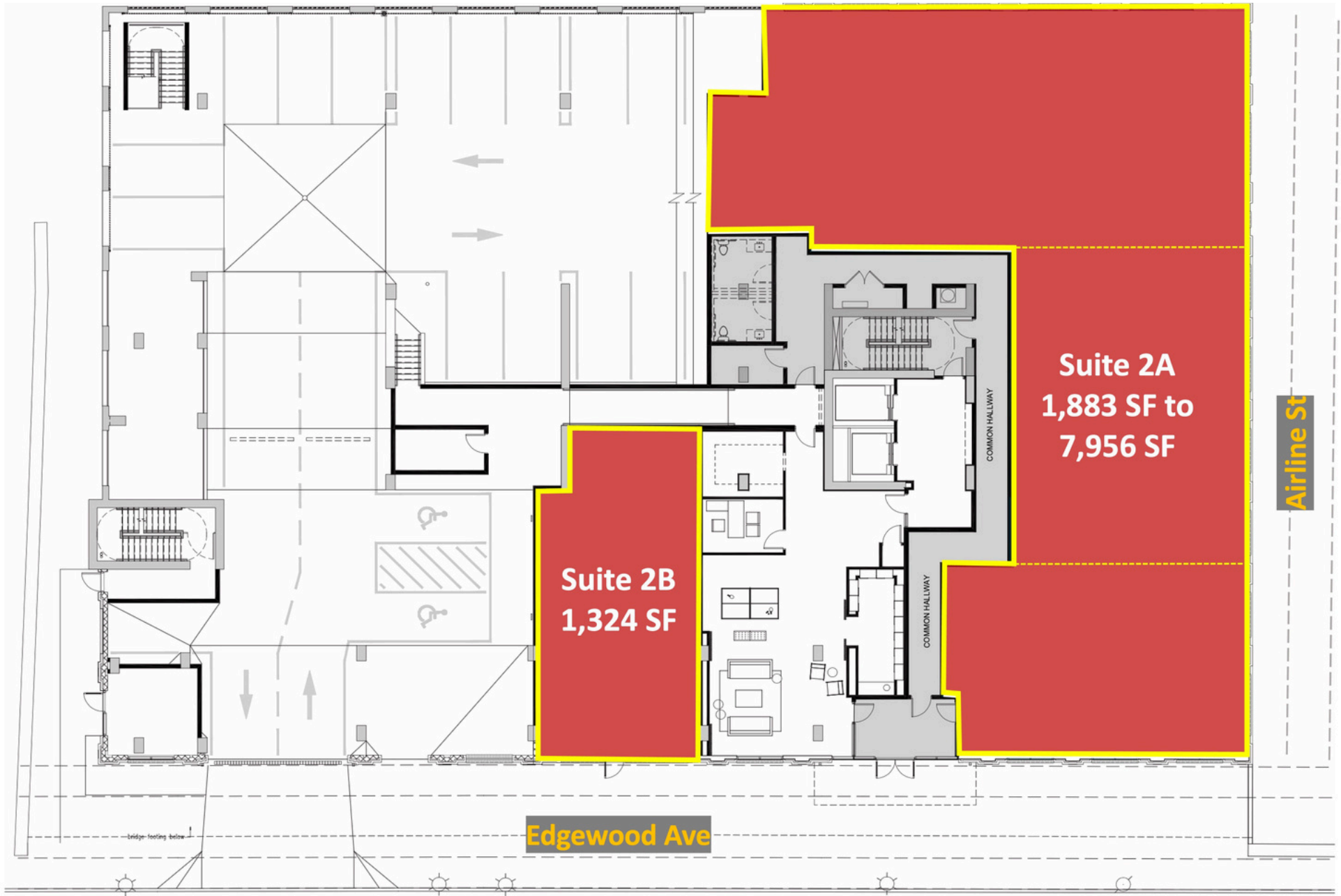


# Ground Floor Plan - Airline St



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# First Floor Plan - Edgewood Ave



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# Aerial & Demographics

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	36,997	197,164	396,109
Households	18,046	94,672	185,169
Average HH Income	\$149,692	\$144,609	\$138,259
Daytime Population	19,098	316,095	536,442
	5 Min	10 Min	15 Min
Drivetime Population	34,800	178,176	459,467



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# The Brokers



**Megann C. Poe**  
470-210-6880  
Meg@DartRetail.com



**Kimberly Dart Heidt**  
770-356-1976  
Kim@DartRetail.com



**Penelope Cheroff**  
404-229-9409  
Penelope@CheroffGroup.com

**DART**  
RETAIL ADVISORS  
[www.DartRetail.com](http://www.DartRetail.com)



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